



Flat 7 Olympus, 4 Highmoor Road, Lower Parkstone, Poole BH14 8SZ  
£725,000 Share of Freehold









**A luxury penthouse apartment with stunning views of Brownsea Island and Poole Harbour. This two bedroom property boasts spacious accommodation across two floors, a sunny terrace and open plan living.**

- LUXURY PENTHOUSE APARTMENT
- FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- PETS ALLOWED
- NEWLY REFURBISHED DEVELOPMENT
- STUNNING TERRACE WITH HARBOUR VIEWS
- UNDERGROUND PARKING
- READY FOR OCCUPATION

### **Lower Parkstone**

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

### **Property Comprises**

A selection of 7 luxury apartments situated in the heart of Lower Parkstone. The development consists of 4 x Two Bedroom Apartments, 2 x Two Bedroom Duplex Apartments and 1 x Three Bedroom Apartment. Finished to an exceptional standard throughout, these properties have been meticulously and thoughtfully laid out to benefit from the views of Poole Harbour and the surrounding area.

Apartment 6 is a stunning duplex penthouse apartment with spacious accommodation. As you enter the property you are greeted by a generous hallway leading to your main bedroom, with dressing area and its own en-suite. Bedroom two boasts built-in wardrobes and access to a Jack & Jill family bathroom. On the first floor is the open plan living, dining, kitchen with fully integrated appliances. The lounge leads to the sunny terrace with views of Brownsea Island and Poole Harbour.



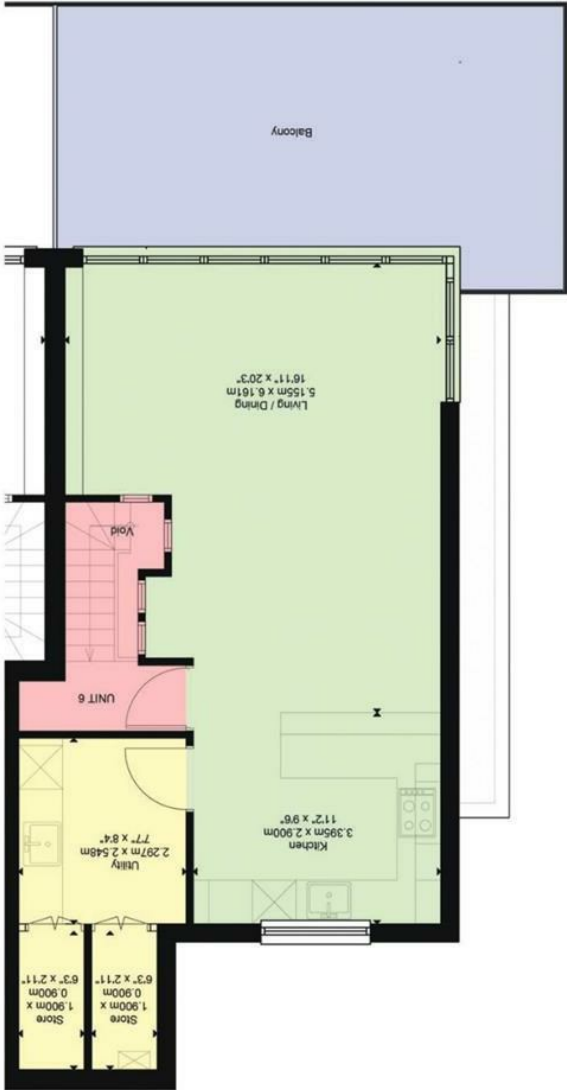


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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Energy efficient - lower running costs
82	82
Climate	Passive

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions
102 (passive)	102 (passive)
Climate	Passive